

**CORRECTED
TOWN OF ROCKY HILL
PLANNING AND ZONING COMMISSION
MEETING OF JULY 16, 2014**

CALL TO ORDER

Chairman Desai called the Wednesday, July 16, 2014, meeting to order at 6:34 p.m. in the Town Council Room, Rocky Hill Town Hall, 761 Old Main Street, Rocky Hill, Connecticut.

Present: Dimple Desai, Chairman
Kevin Clements, Vice Chairman
Victor Zarrilli, Secretary
Giuseppe Aglieco

Alternates: William O'Sullivan
Michael Casasanta

Also: Kimberley A. Ricci, Dir. Planning & Building/Asst. ZEO
Eileen A. Knapp, Recording Secretary

*Commissioner Casasanta is voting in the absence of a Regular Member.

1. PUBLIC HEARINGS

A. Review updated traffic report, receive comments on the traffic report and comments related thereto, Proposed settlement of Elm Street Ext, Rocky Hill, LLC v. Rocky Hill Planning and Zoning Commission, zoning appeals with Elm Street Ext Rocky Hill LLC, proposing to resolve and settle its pending zoning appeal by revising its plans originally submitted in August 2013 and denied November 6, 2013 submitted as part of its applications for a Special Permit and Site Plan approval for a medical office building with associated site improvements with frontage on Elm Street Extension, Rocky Hill, CT and designated as Assessor's ID # 12-157;

Mr. Alan Bongiovanni addressed the Commission representing Anthony Cavaliero. They have reviewed the Peer Review done by Milone and MacBroom done on behalf of the Town.

Mrs. Ricci noted that the Peer Review was received by the Town the day before this meeting so the Commissioners have not had a change to fully review it. She suggested that the Applicant first go over their updated Traffic Study and then discuss the Peer Review Report.

Mr. Scott Hesketh, Licensed Engineer with F.A. Hesketh and Associates addressed the Commission to discuss his September 2013 and June 2014 Traffic Study Reports. The original report analyzed the original application and the June report addressed the reduction in size of the

newly proposed facility. In addition to looking at traffic volumes they also reviewed the CROG Route 3 Corridor Study. The data on the traffic generated from the new building was taken from the Institute of Transportation Engineer's Trip Generation Report and is a standard engineering reference, which is used by Planners and Engineers to estimate traffic at proposed facilities. The data comes from traffic studies at existing facilities around the country. In his report they reviewed traffic conditions at Route 3, Route 160 and Elm Street Extension.

Mr. Hesketh said the bottom line of both Traffic Study Reports is that there is no impact to the level of service of the intersection of Route 3 and Route 160 as a result of this development. The increase in delay is in a range of 1-2 seconds on average per vehicle.

Mr. Hesketh said his reports were submitted to Milone and MacBroom for review and Milone and MacBroom sent a response letter to the Commission on July 11, 2014. Mr. Hesketh read the letter into the record. Milone and MacBroom found that the Traffic Impact Studies were appropriately completed based on industry standards. They agree that there is no significant impact overall at the intersection of Route 3 and 160; however the eastbound approach does appear to be impacted to some degree in the afternoon. The Applicant should address whether this situation can and should be mitigated. They believe the site line to Route 3 from the west is adequate, however because of the significant down grade and the elderly housing development they believe a site line of 280' should be achieved. Also stopping distances with downhill adjustments considered should be met. They asked that a site line profile be provided for Elm Street Extension showing the appropriate ISD's and SSD's for the site driveway looking right.

Mr. Hesketh responded to the comments made by Milone and MacBroom and said he generally concurs with their report. He agrees there is an increase in delay on the Elm Street Extension approach, which is to be expected, but they are still 17% below capacity of that approach and most of the vehicles should be able to exit that approach on single traffic light cycle. Mr. Hesketh said he doesn't believe any improvements are necessary at this location. Milone and MacBroom is recommending 280' of site lines and Mr. Hesketh said he measured 275' but he said they should be able to achieve the 280'. As for the stopping site distances they will address that in more detail at the next meeting.

Commissioner Comments/Questions

Commissioner Zarrilli asked why they assume the speed limit is 25 miles on Elm Street Extension when no speed limit is posted. Mr. Hesketh said if a roadway is not posted with signage, it is assumed to be a speed limit of 25 mph.

Vice Chairman Clements asked where the traffic counts came from as far as the peak traffic hours. Mr. Hesketh said they were at the location on a Saturday from 8:30 a.m. and 1:00 p.m. Vice Chairman Clements asked how they came up with the entering and exiting counts and peak hours for the proposed facility. Mr. Hesketh said trip generation comes from the Institute of Transportation Engineers and the volumes presented are for the peak 60 minute period during the time frames for medical office buildings.

Commissioner O'Sullivan said if they are adding 974 cars over an 11 hour period that would mean about 88 additional cars per hour yet the peak hour shows an additional 96 cars. Mr. Hesketh said the data comes from the Institute of Transportation Engineers Trip Generation Report. This is the report he is required to use when presenting traffic analysis. Commissioner O'Sullivan didn't understand how one of the peak hours could be only 64 cars. Mr. Hesketh noted that Milone and MacBroom reviewed the data and concurred with it but he would present a document to better clarify the information at the next meeting.

Chairman Desai asked Mr. Hesketh to define the peak hours. Mr. Hesketh said generally the morning peak hours are between 7:00 a.m. and 9:00 p.m. In the afternoon it is typically between 4:00 p.m. and 6:00 p.m.

Commissioner Zarrilli asked for Mr. Hesketh to explain Table 1 of the Peer Review. Mr. Hesketh said the table says that during the 2030 future traffic the eastbound approach is a level of service C in the background condition and a D in the combined condition. During the 2030 future traffic with improvements it is a D in the background and a D in the combined. With the Elm Street Extension it is a D in the background and a level of service E in the combined conditions. Commissioner Zarrilli asked Mr. Hesketh how this intersection improves. Mr. Hesketh said you can revise the light timing at the intersection or add capacity by adding additional lanes.

Commissioner Casasanta asked for Mr. Hesketh's response to Milone and MacBroom's suggestion that the Applicant address whether or not the afternoon impact at the Elm Street Extension intersection can or should be mitigated. Mr. Hesketh said he doesn't believe it needs to be mitigated. There is an increased delay but the volume capacity is only 85% or less. Most vehicles can get through the intersection during a single traffic cycle.

Mr. Hesketh left the meeting in order to attend another engagement.

Public

Mr. Alan Mordhorst of Maple Street addressed the Commission and expressed his displeasure that the Traffic Engineer left before answering any questions from the public.

Mr. Philip Sylvestro of Nolan Road addressed the Commission and agreed with the previous speaker. The Traffic Engineer should be present to answer any questions from the public. He asked that the public hearing be recessed until such time that all experts can be present to address all questions from the Commission and public.

Mr. Sylvestro also questioned whether or not this public hearing should even be taking place since the denial for the original application was less than one year ago. Mrs. Ricci said this is not a normal application. This process was begun after the original application was denied and that decision was then litigated. This public hearing is for the presentation of a settlement agreement due to the court proceedings.

Commissioner Zarrilli said he believes they will be recessing this public hearing so they can hear additional data from the Traffic Engineer. He will be available to answer any questions from the public at that time.

Vice Chairman Clements said at the last meeting he had some questions for the Town Attorney regarding the legality of this public hearing. Mrs. Ricci said this public hearing was properly noticed in the papers. This is not a statutory hearing and this falls under the umbrella of the Court.

Commissioner Zarrilli said he would have liked to have a representative from Milone and MacBroom present to answer any questions about their report. Mrs. Ricci said she expects someone to be present at the next meeting.

Mr. Barry Goldberg of Regulatory Land Use Consultants addressed the Commission. He was happy that the Commission asked for the Peer Review. Mr. Hesketh stated that he used 25 mph as the basis for his Traffic Study but Mr. Goldberg would like to know the actual speed limit for all the roads in the area. He would like to make sure that the site lines leaving the property were calculated using the proper speed limit for Elm Street Extension. Mr. Goldberg also wondered how they determined what the peak hours are. This area is unique because of the over 55 community at the top of the street. These Residents may not be going to work, and that fact could affect when the peak hours occur in this area. At the last meeting there were concerns from the public about the site lines at the bottom of Elm Street Extension. The site line to the north in this area is limited. This needs to be taken into consideration when doing the Traffic Study. He pointed out that the Commission has the right to impose conditions on an approval to provide for public safety and welfare.

Mr. Goldberg said the property owner has the right to build a development on this site of 10,000 sq. ft. or less. But because this is a special permit application, the Commission needs to consider the Special Permit Criteria. The Commission also has the right to use their own personal information when considering the Traffic Report.

Ms. Krista Mariner of 58 Farms Village Road addressed the Commission. She submitted correspondence dated June 18, 2014 and July 9, 2014. She believes Milone and MacBroom should have been here tonight to present their report. She said the Commission was correct in denying the original application. Her correspondence gives reasonable backup from the Regulations that support their decision. She asked that the current Planning and Zoning Commission uphold that decision and let the courts make their decision. She said the public safety of the Ridge at Elm Community is paramount and this street is their only way in and out. The property owner knew about this community when he purchased the site and he knew the site's limitations. She doesn't believe this development is in harmony with the area nor is an appropriate use of the land.

Ms. Mariner also had concerns that the proper procedures were not followed at the previous public hearing on June 18th. At that time, when the public hearing was recessed, they did not give the date, time and place of the continued public hearing. Also, no notice of the public

hearing continuance was published in the Hartford Courant. Also the original notice for the public hearing and the legal notice of action never included the revisions proposed by the Applicant.

Mr. Robert DeCrescenzo address the Commission said the Applicant is in favor of recessing the public hearing to allow the Commission and public to review the Peer Review Report and to let the Traffic Engineer appear in order to answer questions from the public.

A MOTION was made by Vice Chairman Clements to recess the public hearing for Review updated traffic report, receive comments on the traffic report and comments related thereto, Proposed settlement of Elm Street Ext, Rocky Hill, LLC v. Rocky Hill Planning and Zoning Commission, zoning appeals with Elm Street Ext Rocky Hill LLC, proposing to resolve and settle its pending zoning appeal by revising its plans originally submitted in August 2013 and denied November 6, 2013 submitted as part of its applications for a Special Permit and Site Plan approval for a medical office building with associated site improvements with frontage on Elm Street Extension, Rocky Hill, CT and designated as Assessor's ID # 12-157. The public hearing will be recessed until the August 20, 2014 Planning and Zoning meeting. Seconded by Commissioner Zarrilli. All were in favor, MOTION CARRIED UNANIMOUSLY.

A MOTION was made by Vice Chairman Clements for a 5-minute recess. Seconded by Commissioner Zarrilli. All were in favor, MOTION CARRIED UNANIMOUSLY.

A MOTION was made by Commissioner Zarrilli to come out of recess. Seconded by Vice Chairman Clements. All were in favor, MOTION CARRIED UNANIMOUSLY.

B. Special Permit application for Stepney Place, LLC, proposing to convert 27, 365 square feet of office space to 36 residential apartments, under Section 4.1.2 Special Permit Section O, and Site Plan Use exceeding 10,000 square feet, for property located at 1800 Silas Deane Highway, also known as Stepney Place, in a C-Commercial Zoning District, ID#04-412;

Mr. Dan Bellman, Senior Vice President of the Simon Konover Company addressed the Commission. He is here seeking a special permit for the conversion of Stepney Place office space into residential apartments. The site was developed in 1970 and consisted of 139 units in a 5-story apartment building. In 1972 or 1973, 36 apartments were lost in a fire. The existing building they want to convert is about 27,000 sq. ft. of vacant commercial office space. They are looking for a permit to convert that office space into 39 residential apartments consisting of 24 studios, 9 one-bedroom units, and 3 two-bedroom units. Four units will be handicap accessible. The size of the building will remain the same. They believe there is adequate parking for the additional residential units.

Public

Mr. Barry Goldberg addressed the Commission. He said there are no Regulations permitting multi-family housing in Rocky Hill. In 1980 the Planning and Zoning Commission felt the

Town was inundated with multi-family housing and removed it from their Regulations. The Commission has no basis for approving this application. If they do approve this application they would be increasing the already non-conforming use. He said the Commission does have the right to change the Regulations and add multi-family housing, but Rocky Hill is already inundated with multi-family housing.

Ms. Krista Mariner concurred with everything stated by Mr. Goldberg, who served on the Planning and Zoning Commission for decades. She is concerned because schools are already at maximum capacity and by adding more residential apartments there will be an increase in the number of school children. She said there is no synergy of uses on this site and yet the purpose of zoning is to avoid a “checkerboard of different non-complimentary land uses.”

Mr. Bellman clarified that there would be only 3 two-bedroom units, not 3 three-bedroom units. He is not aware of how many school age children currently live at this location, but he will find out. They are not enlarging the size of the property; they are just trying to replace the apartments lost in the fire.

Commissioner Comments/Questions

Vice Chairman Clements asked if they are replacing the burned units or using the commercial office space for the new residential units. Mr. Bellman said the units that burned were never rebuilt and will never be rebuilt. They plan to renovate the commercial building into the residential apartments.

Commissioner Zarrilli said he would like to seem more current and detailed plans for the parking, including handicap parking spaces. He asked if there would be any lighting changes made on the site. Mr. Bellman said they don’t plan the make changes to the exterior lighting.

A MOTION was made by Commissioner Zarrilli to recess the public hearing for Special Permit application for Stepney Place, LLC, proposing to convert 27, 365 square feet of office space to 36 residential apartments, under Section 4.1.2 Special Permit Section O, and Site Plan Use exceeding 10,000 square feet, for property located at 1800 Silas Deane Highway, also known as Stepney Place, in a C-Commercial Zoning District, ID#04-412 in order to receive additional information on parking and receipt of staff comments. Public hearing is recessed until the August 20, 2014 meeting. Seconded by Commissioner Casasanta. All were in favor, MOTION CARRIED UNANIMOUSLY.

C. Special Permit/Site Plan Application, Jenna Cavalieri, proposing to expand a seasonal restaurant use for annual use with the addition of eight tables near the Connecticut River, placement of two dumpster and waste oil container, and the allowance for live entertainment, for property located at 277 Meadow Road, in a WF- Waterfront and Floodplain Zoning Districts, ID# 10-321;

The Applicant was not present.

A MOTION was made by Commissioner Casasanta to close the public hearing for Special Permit/Site Plan Application, Jenna Cavalieri, proposing to expand a seasonal restaurant use for annual use with the addition of eight tables near the Connecticut River, placement of two dumpster and waste oil container, and the allowance for live entertainment, for property located at 277 Meadow Road, in a WF- Waterfront and Floodplain Zoning Districts, ID# 10-321. Seconded by Commissioner Zarrilli. All were in favor, MOTION CARRIED UNANIMOUSLY.

2. CALL TO ORDER

Chairman Desai called the meeting to order.

3. PUBLIC

No public comment.

4. ADOPT THE AGENDA

A MOTION was made by Commissioner Zarrilli to adopt the Agenda. Seconded by Commissioner Aglieco. All were in favor, MOTION CARRIED UNANIMOUSLY.

5. CONSENT AGENDA

A MOTION was made by Vice Chairman Clements to adopt the Consent Agenda. Seconded by Commissioner Zarrilli. All were in favor, MOTION CARRIED UNANIMOUSLY. The following items were approved on the Consent Agenda:

A. Minutes and Working Notes from June 18, 2014

B. Extension Request for filing mylar plans, Rocky Hill Development LLC, Oleski Farm Re-Subdivision, off France Street and Ten Road Highway,

6. AGENDA ITEMS

A. Review updated traffic report, receive comments on the traffic report and comments related thereto, Proposed settlement of Elm Street Ext, Rocky Hill, LLC v. Rocky Hill Planning and Zoning Commission, zoning appeals with Elm Street Ext Rocky Hill LLC, proposing to resolve and settle its pending zoning appeal by revising its plans originally submitted in August 2013 and denied November 6, 2013 submitted as part of its applications for a Special Permit and Site Plan approval for a medical office building with associated site improvements with frontage on Elm Street Extension, Rocky Hill, CT and designated as Assessor's ID # 12-157;

This public hearing was recessed.

B. Special Permit application for Stepney Place, LLC, proposing to convert 27, 365 square feet of office space to 36 residential apartments, under Section 4.1.2 Special Permit Section O, and Site Plan Use exceeding 10,000 square feet, for property located at 1800 Silas Deane Highway, also known as Stepney Place, in a C-Commercial Zoning District, ID#04-412;

This public hearing was recessed.

C. Special Permit/Site Plan Application, Jenna Cavalieri, proposing to expand a seasonal restaurant use for annual use with the addition of eight tables near the Connecticut River, placement of two dumpster and waste oil container, and the allowance for live entertainment, for property located at 277 Meadow Road, in a WF- Waterfront and Floodplain Zoning Districts, ID# 10-321;

A MOTION was made by Vice Chairman Clements to deny without prejudice the Special Permit/Site Plan Application, Jenna Cavalieri, proposing to expand a seasonal restaurant use for annual use with the addition of eight tables near the Connecticut River, placement of two dumpster and waste oil container, and the allowance for live entertainment, for property located at 277 Meadow Road, in a WF- Waterfront and Floodplain Zoning Districts, ID# 10-321. Seconded by Commissioner Zarrilli. All were in favor, MOTION CARRIED UNANIMOUSLY.

D. Site Plan Application, 1975 Silas Deane Highway, LLC, proposing to add eleven parking spaces to an existing parking lot and associated drainage improvements for property located at 1975 Silas Deane Highway in a c-Commercial Zoning District;, ID #04-379;

Mr. Jim Cassidy, Professional Engineer and Principal with Hallisey, Pearson and Cassidy, 35 Cold Spring Road addressed the Commission representing the applicant. The property is currently occupied by Rocky Hill Physical Therapy Associates. The site is serviced by one parking drive that services two parking areas, one in front and one parking area to the north with a total of 18 parking spaces and 2 handicap spaces. They are planning on leasing out the currently vacant front part of the building to a yoga studio and in doing this they need to increase the number of parking spaces on the site. They would like to expand the parking lot along the northwesterly corner of the site to add 11 spaces. There is an existing gravel drive that was approved for parking back on the original site plan in the 1980's. They would like to put in an asphalt parking area with an asphalt drive to accommodate the spaces. The area would be graded at 2% with no curbing to allow it to sheet flow off into a bio-retention swale. The swale would be landscaped with appropriate plantings and a full cutoff parking light will be added to the lot at the back corner. The Engineering Department asked for a verification of the elevation and the condition of a 72' pipe on the site, which the Applicant will submit.

Commissioner Comments/Questions

Commissioner O'Sullivan asked if they were in compliance with the Regulations as far as impervious coverage on the site. Mr. Cassidy said the minimum requirement for landscaping is 25% of the property, with this change they will be at 41.1%.

Chairman Desai asked about snow storage. Mr. Cassidy said the snow would be pushed into the bio-retention basin.

A MOTION was made by Commissioner Zarrilli to approve the Site Plan Application, 1975 Silas Deane Highway, LLC, proposing to add eleven parking spaces to an existing parking lot and associated drainage improvements for property located at 1975 Silas Deane Highway in a c-Commercial Zoning District;, ID #04-379; including all staff comments. Seconded by Vice Chairman Clements. All were in favor, MOTION CARRIED UNANIMOUSLY.

E. Site Plan Application, National Water Main Cleaning Co., proposing to add overhead doors to an existing building, a paved driveway, oil-water separator, and other site improvements for property located at 1000 rear Elm Street in a OP-Office Park Zoning District, ID# 12-167;

Vice Chairman Clements recused himself for this application because he lives adjacent to the property and has a membership at a business on the site. Commissioner O'Sullivan will be seated in his place.

Mr. Alan Bongiovanni, Registered Land Surveyor with the Bongiovanni Group in Newington addressed the Commission representing the Applicant, who has a trucking company on the site. National Water Main Cleaning Co. is proposing to use the site for their growing business. In order to move their operations to this facility, they need to have additional paved areas and two overhead doors added to the building. In order to accommodate the additional pavement they are designing the area to sheet flow into a rain garden towards the north to act as a filter. Any water not absorbed by the rain garden would flow into the drainage system. There will be minimal clearing of the site leaving a substantial wooded buffer to the site. They are addressing comments made by the Engineering Department, which the Applicant considers to be minor in nature.

Commissioner Comments/Questions

Commissioner Aglieco asked what the concerns were regarding the piping on site. Mr. Bongiovanni said the Engineering Department just asked for clarification on the notations. They will be using an 8" vertical riser with an overflow grade. There will be a 4" under drain below, which they feel will be sufficient.

Commissioner Zarrilli asked what type of trucks would be stored on the site. Mr. Jim Falconieri of National Water Main Cleaning said they are mostly straight trucks and box trucks. The larger trucks will be parked inside the building. Commissioner Zarrilli asked about the oil/water separator. Mr. Bongiovanni said they would have a wash bay with a floor drain inside the building. Commissioner Zarrilli asked about the business hours. Mr. Falconieri said their normal hours are 6 a.m. to 6 p.m. Commissioner Zarrilli asked if they would be installing any monument signs. Mr. Falconieri said they would not.

Chairman Desai asked if the vehicles would be registered in the State. Mr. Falconieri said once they are established here they would register the vehicles in Connecticut. Chairman Desai asked if they would need a DEEP permit. Mr. Bongiovanni said they will need MDC permits.

Mrs. Ricci said the property is near wetlands but they determined that this application does not need a Wetlands Permit.

Commissioner Aglieco asked if they would be storing any material on site. Mr. Falconieri said they might store a minimal amount of cements and chemicals in the building.

There were no additional staff comments regarding this application.

A MOTION was made by Commissioner Zarrilli to approve the Site Plan Application, National Water Main Cleaning Co., proposing to add overhead doors to an existing building, a paved driveway, oil-water separator, and other site improvements for property located at 1000 rear Elm Street in an OP-Office Park Zoning District, ID# 12-167 including all staff comments. Seconded by Commissioner O'Sullivan. All were in favor, MOTION CARRIED UNANIMOUSLY.

F. Request by Town of Rocky Hill for placement of contractor trailers and storage containers at the staging area for the Rocky Hill High School renovation /addition project, 50 Chapin Avenue in a R-20 Residential Zoning District, ID #09-714;

Vice Chairman Clements retakes his seat.

Ms. Laurel Purcell of O & G Industries addressed the Commission. They are the Construction Manager's for the Rocky Hill High School Renovation Project. The work will be starting in September and they would like to set up their field office trailer on the field at the corner of Griswold Road and Parsonage Street. The area will be fenced in with permanent chain link fencing. There will be another area across the school drive used for staging and contractor parking. The trailers and containers will be on site for a period of three years, at which time the areas will be restored to their original conditions.

Commissioner Comments/Questions

Mrs. Ricci said Staff has discussed site lighting and security lighting with the Applicant. The proposed Noise Ordinance is headed to a public hearing at this time and if it is approved it may affect hours of operation. Ms. Purcell said they will be removing some of the lighting on the site as of now, but they will be adding security lighting in that back area.

Commissioner Zarrilli asked about the fencing between the fields and the residential properties. (Ms. Purcell walked away from the microphone when answering this question).

Commissioner Aglieco asked about the grading on the site. Ms. Purcell said they would strip off the topsoil and put down filter fabric and stone, which will be maintained for the 3 years. Commissioner Aglieco asked if there would be provisions for overflow parking. Ms. Purcell said their peak would be in the summer and during the summer it would be scaled back.

Commissioner Zarrilli asked if access through Griswold Road would be restricted to construction vehicles only. Ms. Purcell said it would be limited to construction personnel.

Commissioner Aglieco asked if the road would be widened in advance. Ms. Purcell said it would be widened during the summer of 2015. There will be gates to access the fenced in areas for the trailers.

Commissioner Zarrilli asked if the top soil would be removed from the site. Ms. Purcell said they will try to keep it on site unless the Town has another place they would like to put it.

A MOTION was made by Commissioner Zarrilli to approve the Request by Town of Rocky Hill for placement of contractor trailers and storage containers at the staging area for the Rocky Hill High School renovation /addition project, 50 Chapin Avenue in an R-20 Residential Zoning District, ID #09-714 for a period of 3 years, from September 2014 to September 2017. Seconded by Vice Chairman Clements. All were in favor, MOTION CARRIED UNANIMOUSLY.

Staff will work with the Applicant as far as when the trailers can be put on the site.

7. ANY OTHER BUSINESS

A. Status Update - Plan of Conservation and Development

There will be an introductory meeting on Tuesday, July 22nd at 6:30 p.m. POCD meetings will be scheduled on the 4th Tuesdays of the month. Planimetrics has met with Staff to discuss the previous Plan as far as what has or has not worked. He is looking for feedback from the public and this Commission at the Tuesday meeting.

B. Follow up, Signs

Mr. Scott Coleman made a presentation at a previous meeting regarding the need to update the Town's signage regulations. He is wondering if signage is something that would be addressed as part of the POCD update. The consensus was that once the POCD was updated, they would then take a look at the Planning and Zoning Regulations to see how what needs to be changed to conform to the new POCD.

8. COMMUNICATIONS

Commissioners received an updated meeting schedule and the draft Noise Ordinance being considered by the Town Council.

9. APPROVE BILLS

None.

10. ADJOURN

A MOTION was made by Commissioner Zarrilli to adjourn. Seconded by Vice Chairman Clements. All were in favor, MOTION CARRIED UNANIMOUSLY.

Meeting adjourned at 8:52 p.m.

Respectfully submitted,

Eileen A. Knapp
Recording Secretary